

**TO:** Zoning Board of Adjustment  
**FROM:** Community Development Department

**DATE:** March 9, 2016

**RE:** **CASE #CU-88-002**

**REQUEST:** Revocation of a conditional use permit approved on March 15, 1988 to allow a professional office in an R-2/Two Family Residential District.

**APPLICABLE**

**CODE SECTIONS:** §15.02.090 (D) – Conditional Uses – Procedure

4. The zoning board of adjustment may impose such conditions and restrictions upon the location, construction, design and use of the property benefited by a conditional use as may be necessary or appropriate to protect the public interest, adjacent property and property values. **Failure to maintain such conditions or restrictions as may be imposed shall constitute grounds for revocation of the conditional use.** The terms of relief granted, including any conditions or restrictions, shall be specifically set forth in the concluding statement separate from the findings of fact.

**LEGAL**

**DESCRIPTION:** The North 76 feet of Lot 6, Block 21, Everett's Addition.

**LOCATION:** 1501 – 5<sup>th</sup> Avenue

**APPLICANT:** City of Council Bluffs – Community Development Department

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**BACKGROUND** – A conditional use permit was issued to Donald E. Hunt on March 15, 1988 which allowed a professional office in an R-2/Two Family Residential Office at 1501 – 5<sup>th</sup> Avenue. The structure containing the professional office has been demolished and the property is now vacant.

**CURRENT ZONING AND LAND USE** – With the exception of a vacant lot abutting on the south, surrounding land uses to the north, south and west include residential structures, all zoned R-2/Two Family Residential. Arrow Towing, zoned I-1/Light Industrial, is located to the east.

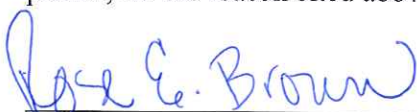
**CITY DEPARTMENTS AND UTILITIES** – No adverse comments have been received from any City department or public utility.

**NEIGHBORHOOD RESPONSE** – One property owner within 200 feet requested additional information.

**COMMENTS** - Because the structure containing the professional office has been demolished, the conditional use permit should be revoked.

**RECOMMENDATION**

The Community Development Department recommends revocation of the above described conditional use permit, for the reason cited above.



Rose Brown  
Planning Coordinator



Rebecca Sall  
Assistant Planner